

Fact Sheet: About Zoning

Zoning

Proposed Zoning

The updated Land Use Bylaw (LUB) includes 17 zones. These zones identify the types of uses that are permitted on a piece of land, as well as other development standards such as lot size and road frontage, to help carry out the intent of the Municipal Planning Strategy (MPS).

The Zones Include:

Zone Category	Zone Name	Zone Symbol
Neighbourhood Zones	Neighbourhood 1 Zone	N-1
	Neighbourhood 2 Zone	N-2
	Neighbourhood 3 Zone	N-3
Mixed Use Zones	Downtown Zone	DT
	Mixed Use 1 Zone	MU-1
	Mixed Use 2 Zone	MU-2
	Mixed Use 3 Zone	MU-3
Industrial Zones	Commercial Industrial Zone	CI-1
	Waterfront Commercial Industrial Zone	CI-2
	General Industrial Zone	M-1
	Waterfront Industrial Zone	M-2
Health & Institutions Zones	Institutional Zone	I-1
	Health Campus Zone	HC
Open Space Zones	Parks & Open Space Zone	O-1
	Flood & Environment Zone	O-2
Comprehensive Development Zones	Waterfront Comprehensive Development Zone	WCD
	Comprehensive Development Zone	CD

The purpose of each zone, along with a table showing the types of permitted main uses, is expanded in the following sections. Uses that are not permitted have been excluded from the tables. More information can be found in Section 4 of the MPS and Sections 7 to 23 of the LUB.

In addition, the LUB contains the following overlay zones, which implement additional requirements beyond those created by the underlying zoning. These are typically in areas with distinct environmental or architectural characteristics.

Overlay Name
Architecturally Sensitive Area Overlay
Downtown Architectural Control Overlay
Forest Street Architectural Control Area Overlay
Floodway Fringe Overlay
Upper Broad Brook Marsh Overlay

Permissions

The tables in the following sections will be using the scheme outlined below.

“P” means the use is allowed in that zone, as long as it follows all the rules in the LUB.

“PC” means that the use is allowed in the zone, subject to additional conditions specific to that use, such as limits on size or location.

“S” means the use is allowed, but the developer must go through the site plan approval process described in Section 31 of the LUB.

“DA” means the use is allowed, but the developer must go through the development agreement process described in Subsection 8.6 of the MPS.

“E” indicates that instances of that use that existed on the effective date of the Bylaw are considered conforming uses and are permitted to expand, subject to all applicable requirements of Bylaw; and

“-” means that the use is not permitted in that zone.

Residential Zones

Housing will be prioritized in three primary zones, including the **Neighbourhood 1 (N-1)**, **Neighbourhood 2 (N-2)**, and **Neighbourhood 3 (N-3)** zones. Each of these zones permits varying levels of residential density along with community uses, institutional uses, and neighbourhood-scale commercial uses. The purposes of each of these three zones are summarized below, along with tables showing the uses permitted in each zone.



Neighbourhood 1 Zone (N-1)

Purpose: To enable and encourage lower densities of residential development, light infill development, and supporting outdoor recreation uses in well-established neighbourhoods.



Neighbourhood 2 Zone (N-2)

Purpose: To encourage medium densities of residential development, especially around transit routes, a range of institutions, and on underdeveloped land where the character of the land has yet to be established.



Neighbourhood 3 Zone (N-3)

Purpose: To encourage higher densities of residential development, especially on larger parcels, near institutions, and around transit routes.



Residential Uses Permitted and Considered in Residential Zones

Use	N-1	N-2	N-3
Boarding (Rooming) House – Up to 4 sleeping units	P	P	P
Boarding (Rooming) House – 5 to 8 sleeping units	DA	P	P
Boarding (Rooming) House – 9 to 20 sleeping units	DA	DA	P
Boarding (Rooming) House – More than 20 sleeping units	DA	DA	DA
Dwellings – 1 or 2 units per lot	P	P	P
Dwellings – 3 or 4 units per lot	S	P	P
Dwellings – 5 to 8 units per lot	-	S	P
Dwellings – 9 to 20 units per lot	-	DA	S
Dwellings – More than 20 units per lot	-	-	DA
Land Lease Community	-	-	DA
Supportive Housing – up to 6 sleeping units	P	P	P
Supportive Housing – 7 to 12 sleeping units	S	P	P
Supportive Housing – 13 to 24 sleeping units	-	S	P
Supportive Housing – 25 to 60 sleeping units	-	DA	S
Supportive Housing – More than 60 sleeping units	-	-	DA

LUB: Sections 7-9.



Industrial Uses Permitted and Considered in Residential Zones

None.



Commercial Uses Permitted and Considered in Residential Zones

Use	N-1	N-2	N-3
Convenience Store	-	-	P
Tourist Accommodations	DA	DA	DA

LUB: Sections 7-9.



Institutional Uses Permitted and Considered in Residential Zones

Use	N-1	N-2	N-3
Community-based Transitional Housing	DA	DA	DA
Community Centre	-	P	P
School - Academic	P	P	P

LUB: Sections 7-9.



Other Uses Permitted and Considered in Residential Zones

Use	N-1	N-2	N-3
Public Parks & Playgrounds	P	P	P
Public Recreation	-	P	P
Trails and Conservation	P	P	P
Water Access	P	P	P

LUB: Sections 7-9.

Industrial Zones

The updated Plan includes four industrial zones: Commercial Industrial, Waterfront Commercial Industrial, General Industrial and Waterfront Industrial. Each allows different amounts of commercial, industrial and supporting uses. Their purposes are summarized below, along with tables showing the uses permitted in each zone.



Commercial Industrial (CI-1)

Purpose: To accommodate a range of retail, wholesale, service, automobile-oriented, transportation, and light industrial uses that require significant lot area and frontage to function in a compatible fashion with their surroundings.



Waterfront Commercial Industrial (CI-2)

Purpose: To reflect the mix of waterfront industrial activity and commercial businesses that serve visitors and residents alike, and to encourage continued investment in the area surrounding the ferry terminal.



General Industrial (M-1)

Purpose: To accommodate industrial and heavy commercial uses that require access to large areas of land and where the risk of land use conflict is high due to traffic, hours of operation, lighting, noise, or other reasons.



Waterfront Industrial (M-2)

Purpose: To accommodate and protect those areas of the town's waterfront that are squarely industrial in nature (the "working waterfront"), featuring uses that directly depend on the water or are industries that serve boats and the fishery.



Industrial Uses Permitted and Considered in Industrial Zones

Use	M1	M2	CI-1	CI-2
Bulk Petroleum Storage Facility	P	E	-	-
Cannabis Production Facility	P	-	P	-
Cultivating and Processing	P	-	P	-
Construction Trade & Contractors	P	P	P	-
Fish Processing Facility	-	E / DA	-	-
Heavy Industry	E / DA	E / DA	-	-
Light Industry	P	P	P	P
Marine Industry	P	P	-	P
Mineral-related Industries	DA	-	-	-
Recycling Depot	P	-	P	-
Scrap Yard	DA	-	-	-
Solar Collector System – Large-scale	P	-	P	-
Warehousing and Logistics	P	P	P	P

LUB: Sections 14-17.



Residential Uses Permitted and Considered in Industrial Zones

None.



To learn more about the project, please visit <https://getinvolvedyarmouth.ca/planningreview>

Industrial Zones Continued



Commercial Uses Permitted and Considered in Industrial Zones

Use	M-1	M-2	CI-1	CI-2
Animal Care	-	-	P	-
Automobile Body Shop	P	-	P	-
Automobile Fueling & Washing	-	-	PC	-
Automobile Rentals	-	-	P	PC
Automobile Repair	P	-	P	-
Automobile Sales	-	-	P	-
Building Supply & Lumber Yard	P	-	P	-
Call Centre	PC	PC	-	-
Commercial Recreation – Indoor	P	-	P	-
Craft Food & Beverage Production	-	-	P	P
Drinking Establishment	-	-	PC	P
Garden and Nursery Sales and Supplies	-	-	P	-
Heavy Sales, Service, & Rentals	P	P	P	-
Kennel	PC	PC	PC	-
Marina	-	P	-	P
Marine Recreation Provider	-	-	-	P
Media Production & Broadcasting	-	-	P	-
Open Air Market	-	-	P	P
Restaurant - Drive-thru	-	-	-	-
Restaurant - Eat-in	-	-	P	P
Restaurant – Take-out	P	-	P	P
School – Commercial	P	P	P	P
Self-storage Facility	P	-	-	-
Service & Repair Shop	P	P	-	-
Wholesale	P	P	-	-
Workshops and Studios	P	P	-	-

LUB: Section 14-17.



Other Uses Permitted and Considered in Commercial Zones

Use	M1	M2	CI-1	CI-2
Airports and Helidromes	P	-	P	-
Parking Lot	P	P	P	P
Public Parks & Playgrounds	P	-	P	P
Transportation Facilities	P	P	P	P
Trails and Conservation	P	P	P	P
Water Access	P	P	P	P

LUB: Sections 14-17.



Mixed Use Zones

The updated Plan includes four Mixed Use zones: **Mixed Use 1 (MU-1)**, **Mixed Use 2 (MU-2)**, **Mixed Use 3 (MU-3)** and the **Downtown (DT) Zone**. Each allows different intensities of residential, commercial, Industrial and supporting uses. Their purposes are summarized below, along with tables showing the uses permitted in each zone.



Mixed Use 1 (MU-1)

Purpose: This zone allows for a mix of large-scale commercial, light industrial, and residential, along with supporting institutional and community uses.

Starrs Road is an example of the Mixed Use 1 Zone's character.



Mixed Use 2 (MU-2)

Purpose: This zone accommodate areas where residential uses are still present, but where automotive-oriented commercial uses such as gas stations and drive-through restaurants have been developed—as well as future such areas—by permitting a wide range of commercial, medium-density residential, and supporting institutional and community uses at a limited scale.



Mixed Use 3 (MU-3)

Purpose: This zone enables a mix of medium-density residential development, supporting institutional and community uses, as well as a limited range of commercial uses as a transition between neighbourhoods and commercial areas, as well as at local nodes that provide amenities to the surrounding neighbourhood.



Downtown (DT)

Purpose: This zone intends to further strengthen the character of downtown and encourage a mix of commercial uses that will draw people to the core of the town. In order to expand the hours of vibrant activity within the downtown and to provide a critical mass of people to support businesses, residential uses will be encouraged on the upper floors of the Downtown (DT) Zone.



Institutional Uses Permitted and Considered in Mixed Use Zones

Use	MU-1	MU-2	MU-3	DT
Community-based Transitional Housing	DA	DA	DA	DA
Community Centre	P	P	P	P
Cultural Facilities	P	P	P	P
Daycare Centre	P	P	P	P
Emergency Services	P	-	-	-
Funeral Home	P	P	P	-
Interpretive Centre	P	P	P	P
Post Office	P	P	P	P

LUB: Sections 10-13



Industrial Uses Permitted and Considered in Mixed Use Zones

Use	MU-1	MU-2	MU-3	DT
Cultivating and Processing	P	P	P	-
Solar Collector System – Large-scale	P	-	-	-

LUB: Sections 10-13



To learn more about the project, please visit <https://getinvolvedyarmouth.ca/planningreview>

Mixed Use Zones Continued



Commercial Uses Permitted and Considered in Mixed Use Zones

Use	MU-1	MU-2	MU-3	DT
Animal Care	P	P	P	P
Automobile Fueling & Washing	P	PC	-	-
Automobile Rentals	P	P	-	PC
Automobile Repair	P	P	-	-
Banks & Financial Institutions	P	P	-	P
Building Supply & Lumber Yard	P	-	-	-
Call Centre	-	-	-	P
Commercial Recreation – Indoor	P	P	P	P
Convenience Store	P	P	P	P
Craft Food & Beverage Production	P	P	-	P
Drinking Establishment	P	P	DA	P
Garden & Nursery Sales & Supplies	P	-	-	-
Heavy Sales, Service, & Rentals	P	-	-	-
Kennel	PC	-	DA	DA
Marine Recreation Provider	P	P	P	P
Media Production & Broadcasting	P	P	-	P
Office	-	-	-	P
Open Air Market	P	P	P	P
Personal Service Shop	P	P	P	P
Private Club	P	P	-	P
Restaurant – Drive-thru	P	P	-	-
Restaurant – Eat-in	P	P	PC	P
Restaurant – Take-out	P	P	PC	P
Retail Store	P	P	P	P
School – Commercial	P	P	-	P
Service & Repair Shop	P	P	P	P
Tourist Accommodations	P	P	P	P
Wholesale	P	P	P	-
Workshops and Studios	P	P	P	P

LUB: Sections 10-13



Residential Uses Permitted and Considered in Mixed Use Zones

Use	MU-1	MU-2	MU-3	DT
Boarding (Rooming) House – Up to 4 sleeping units	PC	P	P	PC
Boarding (Rooming) House – 5 to 8 sleeping units	PC	P	P	PC
Boarding (Rooming) House – 9 to 20 sleeping units	PC	P	P	PC
Boarding (Rooming) House – More than 20 sleeping units	PC	DA	DA	PC
Dwellings – 1 or 2 units per lot	PC	P	P	PC
Dwellings – 3 or 4 units per lot	PC	P	P	PC
Dwellings – 5 to 8 units per lot	PC	P	P	PC
Dwellings – 9 to 20 units per lot	PC	DA	DA	PC
Dwellings – More than 20 units per lot	PC	-	-	PC
Supportive Housing – 1 to 6 sleeping units	PC	P	P	PC
Supportive Housing – 7 to 12 sleeping units	PC	P	P	PC
Supportive Housing – 13 to 24 sleeping units	PC	P	P	PC
Supportive Housing – 25 to 60 sleeping units	PC	DA	DA	PC
Supportive Housing – More than 60 sleeping units	PC	-	-	PC

LUB: Sections 10-13



Other Uses Permitted and Considered in Mixed Use Zones

Use	MU1	MU2	MU3	DT
Parking Lot	P	P	P	P
Public Parks & Playgrounds	P	P	P	P
Public Recreation	P	P	P	P
Transportation Facilities	P	P	P	P
Trails and Conservation	P	P	P	P
Water Access	P	P	P	P

LUB: Sections 10-13



To learn more about the project, please visit <https://getinvolvedyarmouth.ca/planningreview>

Health & Institutional Zones

The updated Plan includes two Health & Institutional Zones. The Institutional Zone (I-1) zone includes a wide range of institutions, including places of worship, schools, the existing golf course and more. The Health Campus Zone includes medical and supporting uses, including the hospital, nursing homes and other government uses. Their purposes are summarized below, along with tables showing the uses permitted in each zone.



Institutional (I1)

Purpose: To encourage a wide range of institutional uses and supportive commercial activities like take-out restaurants and open-air markets.



Health Campus (HC)

Purpose: To provide space for health care facilities and related services, along with some supportive businesses and institutions. This zone is designed to meet the special needs of health care sites, such as allowing taller buildings and developments that may cover several properties (PIDs), even if some of them don't have their own road access.



Institutional Uses Permitted and Considered in Open Space Zones

Use	I-1	HC
Community-based Transitional Housing	DA	DA
Community Centre	P	P
Correctional Facility	DA	-
Cultural Facilities	P	-
Daycare Centre	P	P
Emergency Services	P	P
Funeral Home	P	P
Government Uses	P	P
Hospital	P	P
Interpretive Centre	P	-
Place of Worship	P	P
Post Office	P	-
School - Academic	P	P
School - Post-secondary	P	P

LUB: Section 18-19.



Commercial Uses Permitted and Considered in the Open Space Zones

Use	I-1	HC
Commercial Recreation – Outdoor	P	-
Convenience Store	-	P
Marine Recreation Provider	P	-
Open Air Market	P	P
Private Club	P	-
Restaurant – Take-out	P	P

LUB: Section 18-19.



Industrial Uses Permitted and Considered in the Institutional Zone

None.



Other Uses Permitted and Considered in the Institutional Zone

Use	I-1	HC
Airports and Helidromes	-	P
Cemetery	P	-
Parking Lot	P	P
Public Parks & Playgrounds	P	P
Public Recreation	P	P
Trails and Conservation	P	P
Water Access	P	P

LUB: Section 18-19.



Residential Uses Permitted and Considered in the Institutional Zone

Use	I-1	HC
Nursing Home	P	P

LUB: Section 18-19.



To learn more about the project, please visit <https://getinvolvedyarmouth.ca/planningreview>

Open Space Zones

The updated Plan includes two Open Space Zones. These zones cover areas intended for recreational activities that rely on green spaces, as well as lands designated for conservation or those at risk of flooding. Their purposes are summarized below, along with tables showing the uses permitted in each zone.



Parks & Open Space (O1)

Purpose: To protect and maintain parks and open spaces, while allowing compatible uses such as community centres, public recreation facilities, and small take-out restaurants.

The intent is to ensure these areas remain dedicated primarily to recreation.



Flood & Environment (O2)

Purpose: To prohibit development but encourage passive recreation, conservation uses, and public infrastructure. These zones include areas that are at risk of flooding or are low-lying, marshy or pose a threat to developments due to their soil conditions.

It is intended to prohibit development due to the sensitivity of the environment and safety concerns.



Commercial Uses Permitted and Considered in the Open Space Zones

Use	O1	O2
Marina	P	-
Marine Recreation Provider	P	-
Open Air Market	P	-
Restaurant – Take-out	PC	-

LUB: Section 20-21.



Institutional Uses Permitted and Considered in Open Space Zones

Use	O1	O2
Community Centre	P	-
Interpretive Centre	P	-

LUB: Sections 20-21.



Other Uses Permitted and Considered in Open Space Zones

Use	O1	O2
Parking Lot	P	-
Public Parks & Playgrounds	P	P
Public Recreation	P	-
Trails and Conservation	P	P
Water Access	P	P

LUB: Sections 20-21.



Residential Uses Permitted and Considered in Open Space Zones

None.



Industrial Uses Permitted and Considered in Open Space Zones

None.

Comprehensive Development Zones

The updated Plan includes two Comprehensive Development Zones. These zones permit varying levels of commercial, residential, Industrial, Institutional, and other uses and are located in under-utilized or unserviced areas. Their purposes, as outlined in the MPS, are summarized below, along with tables from the LUB showing the uses permitted in each zone.



Waterfront Comprehensive Development (WCD)

Purpose: To encourage development in the north end of Yarmouth, along the waterfront area that is unsuitable for marine activity, by permitting small-scale commercial and industrial uses, and allowing large-scale residential uses through a development agreement.



Comprehensive Development (CD)

Purpose: To allow for limited interim use on large undeveloped tracts of land, while ensuring any substantive development of these lands is carried out in a comprehensive manner that plans appropriately for servicing and transportation connections.



Commercial Uses Permitted and Considered in Comprehensive Development Zones

Use	WCD	CD
Call Centre	P	-
Commercial Recreation – Indoor	P	-
Convenience Store	P	-
Craft Food & Beverage Production	P	-
Drinking Establishment	P	-
Heavy Sales, Service, & Rentals	P	-
Marina	P	-
Marine Recreation Provider	P	-
Media Production & Broadcasting	P	-
Open Air Market	P	-
Personal Service Shop	P	-
Restaurant – Eat-in	P	-
Restaurant – Take-out	P	-
Retail Store	P	-
School – Commercial	P	-
Service & Repair Shop	P	-
Tourist Accommodations	P	-
Wholesale	P	-
Workshops and Studios	P	-

LUB: Sections 22-23.



Residential Uses Permitted and Considered in Comprehensive Development Zones

Use	WCD	CD
Boarding (Rooming) House	DA	-
Dwellings - 1 dwelling unit on a lot	DA	P
Dwellings - more than 1 dwelling unit on a lot	DA	-
Nursing Home	DA	-
Supportive Housing	DA	-

LUB: Sections 22-23.



Institutional Uses Permitted and Considered in Comprehensive Development Zones

Use	WCD	CD
Community Centre	P	-
Cultural Facilities	P	-
Daycare Centre	P	-
Emergency Services	P	-
Interpretive Centre	P	-
Post Office	P	-

LUB: Sections 22-23.



To learn more about the project, please visit <https://getinvolvedyarmouth.ca/planningreview>

Comprehensive Development Zones Continued



Other Uses Permitted and Considered in Comprehensive Development Zones

Use	WCD	CD
Comprehensive Development	-	DA
Low Impact Agriculture	-	P
Parking Lot	P	-
Public Parks & Playgrounds	P	-
Public Recreation	P	-
Transportation Facilities	P	-
Trails and Conservation	P	-
Water Access	P	-

LUB: Sections 22-23.



Industrial Uses Permitted and Considered in Comprehensive Development Zones

Use	WCD	CD
Cultivating and Processing	P	-
Fish Processing Facility	E	-
Light Industry	P	-
Marine Industry	P	-
Warehousing and Logistics	P	-

LUB: Sections 22-23.

